

Town & Country

Estate & Letting Agents



44 Hampton Fields, Oswestry, SY11 1TJ

Offers In The Region Of £280,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this three bedroom bungalow located in a much sought after location on the edge of Oswestry. The property sits in a private cul de sac position with a good sized living area, conservatory, rear garden and integral garage. The gardens and access are on the level with the town centre being a short walking distance away. Viewings are highly recommended to appreciate this property and its great location.

Directions

From our Oswestry offer head north-west on Willow St/B4580 towards New Street. Turn left onto Welsh Walls. Turn right onto Brynhafod Road. Brynhafod Road turns slightly right and becomes Hampton Road. Turn right onto Hampton Fields and follow the road down to the bottom where the road levels out. The property will be on the right identified by our for sale board.

Accommodation Comprises:

Hall

Having a window to the side, part glazed door to the front and a door throughj to the Lounge.

Lounge/Dining Room 12'10" x 19'8" (max) (3.92m x 6m (max))



A good sized living area with a bow window to the front, feature brick fireplace with electric fire inset, coved ceiling, window to the side, coved ceiling and two radiators. The dining area also has a window to the front. A glazed door leads through to the kitchen and a door leads to the inner hallway.

Additional Photograph



Kitchen 10'4" x 7'10" (3.17m x 2.39m)



The kitchen is fitted with a range of wood fronted base and wall units with work surfaces over, stainless steel one and a half bowl sink and mixer tap, plumbing for a washing machine, space for a fridge, cooker space, vinyl flooring, part tiled walls, radiator and part glazed door through to the Conservatory.

Additional Photograph



Inner Hall

With doors through to the bedrooms and bathroom with an airing cupboard off and loft access.

Conservatory 8'5" x 5'6" (2.57m x 1.69m)

A bright conservatory/ sun room with patio door leading to the rear garden.

Bedroom One 10'11" x 11'3" (3.34m x 3.45m)



A good sized double bedroom with fitted wardrobes offering good storage, a window to the front and a radiator.

Bedroom Two 8'0" x 10'10" (2.45m x 3.31m)



A second double bedroom with a window to the rear and a radiator.

Bedroom Three 6'7" x 7'10" (2.03m x 2.41m)

The third bedroom has a coved ceiling, window to the rear and a radiator.

Shower Room



The modern shower room comprises a double shower cubicle with Triton electric shower, wash

hand basin and W/C. Having tiled flooring, heated towel rail, shaver point, window to the rear and an extractor fan.

Garage 8'3" x 17'1" (2.52m x 5.22m)

The single integral garage has a wall mounted gas fired boiler, loft hatch, window to the rear, part glazed door to the rear and two doors to the front.

Front Garden

To the front the garden is gravelled and shrubbed. There is gated side access leading to the rear.

Rear Garden



To the rear the low maintenance garden is paved and gravelled, has fence panelling, patio area and gated side access.

Additional Photograph



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching

service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

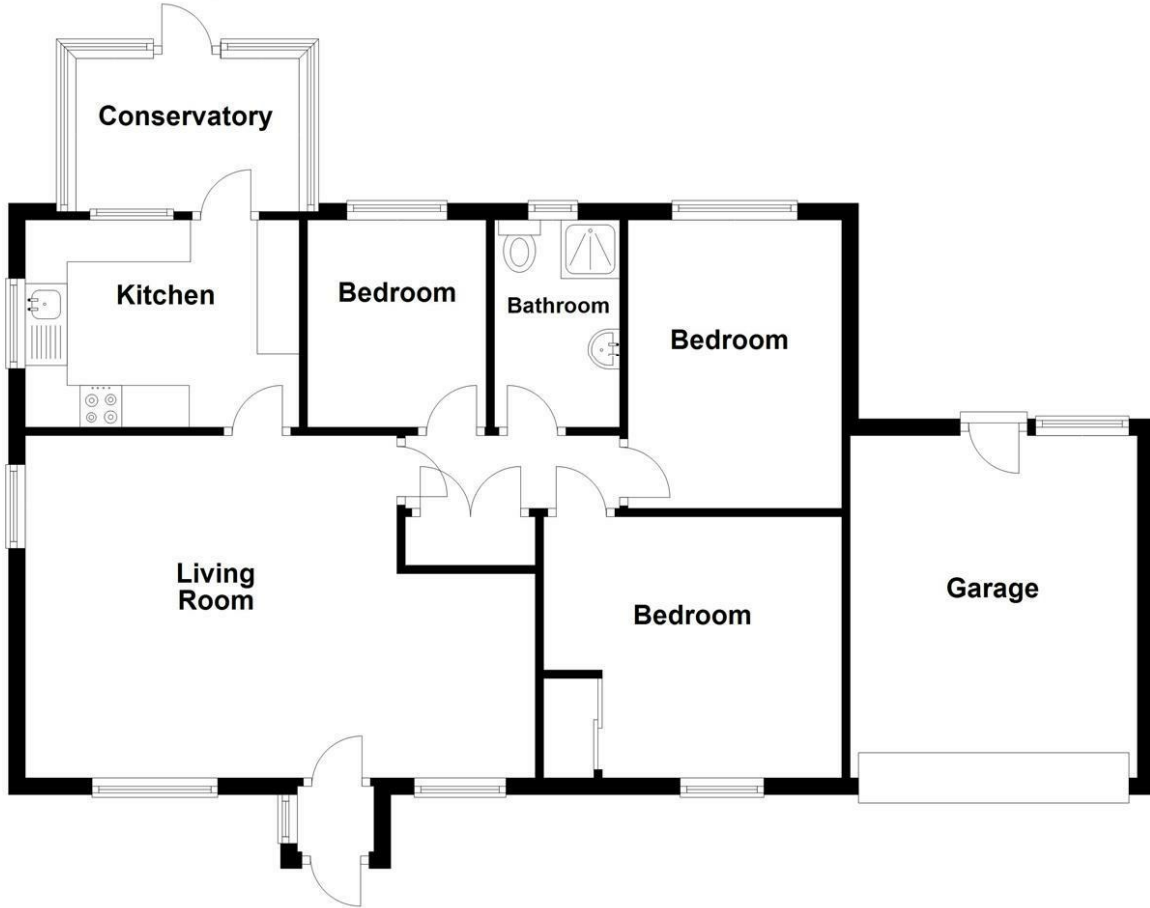
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Ground Floor

Approx. 85.6 sq. metres (921.6 sq. feet)

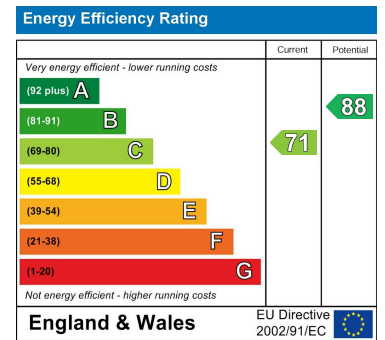


Total area: approx. 85.6 sq. metres (921.6 sq. feet)

Area Map



Energy Efficiency Graph



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